

044.A

0003

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
552,100 / 552,100
552,100 / 552,100
552,100 / 552,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: LYONS GERARD F/TRUSTEE		
Owner 2: LYONS FAMILY REALTY TRUST		
Owner 3:		

Street 1: 175 PALMER ST UNIT 2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LYONS GERARD F -	
Owner 2: -	
Street 1: 175 PALMER ST UNIT 2	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	549,000	3,100		552,100	
Total Card	0.000	549,000	3,100		552,100	Entered Lot Size
Total Parcel	0.000	549,000	3,100		552,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	327.46	/Parcel: 327.46	Land Unit Type:

User Acct	250828
GIS Ref	
GIS Ref	
Insp Date	06/01/18
!14834!	



USER DEFINED

Prior Id # 1:	31236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 19:43:29
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	
Time	
07/03/18	11:40:13
danam	
14834	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
LYONS GERARD F,	67293-588	5/23/2016	Convenience	99	No No
CONNEELY MARTIN	41334-143	10/31/2003		309,000	No No

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
6/29/2018	906	Porch	25,000	C				enclose porch	6/1/2018	Measured	DGM	D Mann							
									6/8/2004	External Ins	BR	B Rossignol							

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7549																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good																
Sty Ht: 1 - 1 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1															
Color: WHITE		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:		Frl:	Rating:	Other															
GENERAL INFORMATION				WSFlue:	Rating:	Upper													
Grade: C - Average		CONDOS INFORMATION				Lvl 2													
Year Blt: 1925	Eff Yr Blt:	Location:					Lvl 1												
Alt LUC:	Alt %:	Total Units:					Lower												
Jurisdct: G5	Fact: .	Floor:					Totals	RMs: 5	BRs: 2	Baths: 1	HB								
Const Mod:					% Own: 44.369998932	REMODELING				RES BREAKDOWN									
Lump Sum Adj:					Name:	Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %	Interior:	1	5	2										
Avg Ht/FL: STD					Functional:	Additions:													
Prim Int Wal 2 - Plaster					Economic:	Kitchen:													
Sec Int Wall:	%	Special:	Baths:																
Partition: T - Typical					Override:	Plumbing:													
Prim Floors: 3 - Hardwood					Total: 10.8 %	Electric:													
Sec Floors:	%	CALC SUMMARY				Heating:													
Bsmnt Flr: 12 - Concrete					General:														
Subfloor:					COMPARABLE SALES														
Bsmnt Gar:					Rate	Parcel ID	Typ	Date	Sale Price										
Electric: 3 - Typical																			
Insulation: 2 - Typical					WtAv\$/SQ:	AvRate:	Ind. Val												
Int vs Ext: S																			
Heat Fuel: 1 - Oil					Juris. Factor: 1.00	Before Depr: 330.98													
Heat Type: 5 - Steam					Special Features: 0	Val/Su Net: 325.62													
# Heat Sys: 1					Final Total: 549000	Val/Su SzAd 325.62													
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS								PARCEL ID 044.A-0003-0002.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X10	A	AV	1925	28.89	T	40	102			3,100		3,100		
More: N				Total Yard Items: 3,100				Total Special Features:				Total: 3,100							
Undisplayed Areas: GLA: 1686																			
8																			
SUB AREA																			
SUB AREA DETAIL																			
IMAGE																			
AssessPro Patriot Properties, Inc																			
																			